

## City of Kenora Planning Advisory Committee 60 Fourteenth St. N., 2<sup>nd</sup> Floor, Kenora, Ontario P9N 4M9 807-467-2059

## MINUTES

## CITY OF KENORA PLANNING ADVISORY COMMITTEE REGULAR MEETING HELD IN THE OPERATIONS CENTRE, 60 FOURTEENTH ST. N, November 16<sup>th</sup> , 2010 at 7:00 P.M.

## Present:

James Tkachyk Wayne Gauld Art Mior Joyce Chevrier Terry Tresoor Vince Cianci Ted Couch Tara Rickaby Chair Vice Chair Member Member Member Member Secretary Treasurer

## PART A PUBLIC MEETINGS

James Tkachyk provided information to the public with respect to meeting protocol and the mandate of the Committee.

## DELEGATION: None

APPLICATIONS: A16/10 Williams

The agenda was suspended and the Committee of Adjustment meeting was opened at 7:06 p.m.

# I. CONFLICT OF INTEREST – AT THIS MEETING OR AT A MEETING AT WHICH A MEMBER WAS NOT PRESENT:

None declared.

## II. APPLICATIONS:

## 1. Application for Minor Variance A16/10 Williams

The Committee discussed the character of the neighbourhood.

## Moved by: Ted Couch Seconded by: Terry Tresoor

**THAT** Application for Minor Variance A16/10 Williams, 823 Seventh Avenue South, PCL 20579 PT LOC K8, be approved for relief from the provisions of Section 4.1(c) to reduce the front yard setback requirement of 7.5 metres to 6.08 metres for a variance of 1.52 metres and to Section 4.1(d) to reduce the south side yard setback from 2.5 metres to 1.48 metres, for a variance of 1.02 metres, and the north side setback from 1.5 metres to 1.46 metres for a variance of .04 metres. The effect of approval would be to permit the construction of a second storey over an enlarged attached garage as the development is characteristic of the neighbourhood, and the decision meets the intent of both the Kenora Official Plan and Zoning By-law 160-2010, and is minor in nature.

CARRIED

Vince Cianci commented that this applicant proceeded properly in having their property surveyed to determine the building location, before applying for a variance. The Committee discussed the need for surveys as part of a complete application for a variance. The Secretary Treasurer will provide a report on the matter for the Committee's consideration.

## III. MINUTES:

October 19, 2010

a. Correction to minutes - None

#### b. Approval Moved by: Ted Couch

## Seconded by: Art Mior

**THAT** the minutes of the Committee of Adjustment meeting of October 19, 2010 be approved as distributed.

- c. Business Arising None
- IV. OLD BUSINESS: None.
- V. NEW BUSINESS: None
- VI. ADJOURN

#### Moved by: Terry Tresoor

**THAT** the November 16<sup>th</sup>, 2010 meeting of the Kenora Committee of Adjustment be adjourned at 7:24 p.m.

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF DECEMBER, 2010

CARRIED

CHAIR

SECRETARY - TREASURER

The Secretary-Treasurer reminded current Committee Members and anyone interested in applying to sit as a member of the Kenora Planning Advisory Committee to complete an application form and submit it to the City Clerk by November 19, 2010, and of public hearings, November 18, 2010 in new City of Kenora Fire Hall at 9 a.m., with respect to applications for zoning by-law amendments:

- 1. Z05/10 Shoppers Realty
- 2. Z06/10 Nelson
- 3. Z07/10 Lougheed
- 4. Z08/10 City of Kenora

## PART B PLANNING ADVISORY COMMITTEE

## I. CALL MEETING TO ORDER:

James Tkachyk called the November 16<sup>th</sup> , 2010 , 2010 regular meeting of the Kenora Planning Advisory Committee to order at 7:25 p.m.

II. CONFLICT OF INTEREST AT THIS MEETING OR AT A MEETING AT WHICH A MEMBER WAS NOT PRESENT:

None declared.

## III. MINUTES:

October 19, 2010

- i) Corrections to minutes Amendments were made to Condition 11 of approval of B09/10 Luby.
- (ii) Approval

## Moved by: Joyce Chevrier Seconded by: Art Mior

**THAT** the minutes of the Planning Advisory Committee October 19, 2010 be approved as amended.

- b. Business Arising None
- IV. APPLICATIONS: None
- V. OLD BUSINESS: None

## VI. NEW BUSINESS:

## 1. Application for Zoning By-law Amendment Z08/10 City of Kenora

The Committee discussed the character of the neighbourhood.

## Moved by: Art Mior Seconded by: Ted Couch

THAT the City of Kenora Planning Advisory Committee recommends approval by Council of Application No. Z08/10 City, for property described as Minto Crescent, Plan M 586 LOT 13 PCL 31166, from R1 – Single Density to R2 – Residential, Second Density, to permit the construction of a duplex residence as the use is appropriate to the area, is in compliance with the intent of the City of Kenora Official Plan and Provincial Policy Statement (2005).

CARRIED

## 2. Order of meeting – Draft

The Committee reviewed a draft of a new order of meeting which incorporates public meetings and decisions into one agenda. This format is similar to most in Ontario. In addition, applicants will be required to present their applications to the Committee.

The Committee agreed to a trial of the new system from January through March of 2011 with a review in April.

## 3. Terms of Reference – Kenora Planning Advisory Committee

The draft terms of reference was reviewed and several changes of wording from "will" to "shall" were made. Discussion took place with respect to when an applicant would be eligible for a refund of an application fee.

## VII. ADJOURN

## Moved by: Terry Tresoor

THAT the November 16, 2010 Planning Advisory Committee meeting be adjourned at 8:05 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15<sup>th</sup> DAY OF DECEMBER, 2010

CHAIR

SECRETARY-TREASURER